

## Sexton, Daniel

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**From:** JoAnne Trujillo <jetrujillo61@gmail.com>  
**Sent:** Monday, December 2, 2019 4:58 PM  
**To:** Sexton, Daniel  
**Subject:** Proposes sr citizen development on the corner of Austin Bluffs and Templeton Gap  
**Attachments:** ATT00001.txt

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Greetings Mr. Sexton, I just noticed this announcement and realize I have missed the meeting and the comments deadline. I live in the area and have a senior citizen family member. We are very interested in this development and have a few questions: would this complex be a tax credit residential community; what are the chances of this proposed development being approved; and once it is approved, what is the time frame? My family member is on a fixed income and because I live in the neighborhood, it would be very beneficial to have such a complex so close. I appreciate your time and I anticipate a response to my questions. Thank you.



## Sexton, Daniel

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**From:** Lisa Gerleman <calhar12@yahoo.com>  
**Sent:** Thursday, November 21, 2019 1:47 PM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments

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Dear Mr. Sexton,

I am opposed to the variance requests to reduce both the building and landscape setback requirements of this development. The building and landscape design should meet current code. The development is too small for the 1 acre lot to begin with and cramming it in by reducing the setback requirements is not acceptable.

I am also inquiring as to whether the developer will conform to the neighboring commercial buildings' design as we have all met the covenants that were required when we each purchased our land and constructed our buildings. I would also like to know how they plan to address their limited parking since residents may have more than one car, they will have visitors and there will be onsite services. Additionally, how will the garbage be stored as I have not seen the specifics of that in the current plans on the Greccio website.

I'd like to know how the rooftop community atrium and garden space that is being proposed will meet the covenant requirements of what is supposed to be a commercial and not a 54 unit housing development.

On Greccio's website it mentions a dog run which I also don't see in the preliminary drawings and how will that affect the land use?

Unfortunately I am unable to attend tonight's meeting as I will be working. I'd appreciate a written emailed response to all of these questions.

Thank you,

Lisa Gerleman

## Sexton, Daniel

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**From:** Jo Ann Hunt <dartan09@hotmail.com>  
**Sent:** Monday, November 18, 2019 7:31 PM  
**To:** Sexton, Daniel  
**Cc:** Posey, Steve; Pico, Andy  
**Subject:** Atrium Senior Apartments

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Dear Sirs:

I am deeply concerned about the development proposal of low income housing at Atrium Senior Apartments, 4921 Templeton Gap Road, Colorado Springs, CO. 80923.

My concerns are:

- how are 54 units going to fit on 1.1 acres of land
- there is nothing within walking distance for medical care, groceries, etc. You could walk to Walgreen's (Austin Bluffs and Rangewood) but that is hazardous due to having to cross two busy intersections
- there isn't a bus route this far north on Austin Bluffs nor is there room for a bus pull off
- the impact on an already busy intersection
- where are all these people suppose to park; not to mention their parents, children, grandchildren, and friends. Add service people on their behalf, e.g., Silver Key, medical transportation, etc.
- Lee Patke said there was a survey taken in this area and the results were primarily positive. Who was surveyed and when. I want to see documentation of of this survey. No one I know was contacted.
- will this stay a seniors housing and what guarantees are there that it will remain so.

This seems an ill conceived proposal. Building a multi-story facility with no offset will adversely affect visibility of on coming traffic especially on Templeton Gap.

Is it true the City sold the land to Greccio Housing for \$1.00? Councilwoman Jill Gaebler is a former Development Director for Greccio Housing. Does this have anything to do with Greccio Housing obtaining the proposal?

Robert and Jo Ann Hunt  
5723 Tradewind Point  
Colorado Springs, CO. 80923

## Sexton, Daniel

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**From:** Jane Juris <jane.juris@gmail.com>  
**Sent:** Tuesday, November 12, 2019 4:51 PM  
**To:** Sexton, Daniel  
**Subject:** Lot corner of Austin Bluffs & Templeton Gap

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I live at Saddleback Townhomes & I am on the board. I have been to numerous meeting about this development. My concerns are the traffic getting in & out of the proposed facility. Also, the shopping facilities are not with in walking distance if you don't have a car.

I personally don't want people driving through our community to get to the facility. Alot of us walk around the property & we don't need people speeding through our neighborhood to get to the facility. Templeton Gap is only 2 lanes & there is alot of traffic turning left onto Austin Bluffs.

People can't be parking on our property then walk over to this facility to make it more convenient for them to enter and exit.

I hope someone will take this into consideration.

Thank you.

Jane Juris

## Sexton, Daniel

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**From:** Don Volle <donvolle@msn.com>  
**Sent:** Thursday, November 21, 2019 10:44 AM  
**To:** Sexton, Daniel  
**Cc:** Gwen (pers) Volle  
**Subject:** Atrium Senior Apartments

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Good morning Daniel,

And thanks for calling me back Tuesday afternoon. You provided a human voice to the 'establishment.' Well done. I am sorry I am unable to be at the neighborhood meeting tonight. Hence, this email.

My general impression from the sign posted on site and flyer that was distributed on Whirlwind Drive, Sat 11/16 was 'Wow, 54 apartments; that's a lot for that one plot!' I have since found a more complete proposal package on your website.

Some specific comments:

- Mr. Robert Palmer, president of SLS, Inc in his letter of Oct 22 to you specified the proposed project is designed to meet the 'existing architecture in the area.' I don't see that. The elevations show three stories and roof. Looks to be the largest in sight.
- Mr. Palmer also twice mentions 'low-income senior apartments.' My fear, and that of other neighbors, is that will lower or reduce the rate of growth of our property values.
- Development Plan Review Criteria #1- harmonious. I do not see the Atrium to be harmonious with the immediate surrounding land uses and neighborhood.
- Criteria #2 - compatible. I believe the nearest Mountain Metro bus stop to be more than a mile south on Austin Bluffs.
- Criteria #5 - vehicle access. The exit from Tradewind Point onto T-Gap is limited and awkward. As a 5 year resident, I have already seen traffic northbound on Tradewind make an unwise and awkward turn onto westbound T-Gap.
- Criteria #6 - logical safe & convenient access. T-Gap to Tradewind Pt seems the primary. From northbound Austin Bluffs, I anticipate a convenient and unwise access through the Quick Stop property.

So, I have major questions on the project. Thanks for listening. I'm sorry I will miss you at the meeting.

Don Volle  
6111 Whirlwind Drive, 80923  
719-593-0567 landline  
719-290-2899 mobile  
donvolle@msn.com

## Sexton, Daniel

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**From:** DAVID UEBEL <DAVIDUEBEL472@msn.com>  
**Sent:** Wednesday, November 20, 2019 1:11 PM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good Afternoon,

As residents of Antelope Meadows living on Whirlwind Drive we are concerned about the proposed apartments. The placement of a 54 unit building on such a small building lot on a busy corner is troubling. The intersection of Tempelton Gap and Austin Bluffs is congested at best. Tempelton Gap has become a major cut through between Austin Bluffs and Powers. Pulling out from Whirlwind Dr on to Tempelton Gap is tricky with all the traffic at this point in time. Coming up the hill on Austin Bluffs you first have to make a tricky merge to make the turn onto Tempelton Gap then immediately prepare to turn onto Whirlwind. Adding entrances and exits for the apartments will only make the mentioned situations worse. I know not all will have cars but many residents will still have jobs and need transportation to and from. Will there be a city bus stop added and will the apartments have a shuttle? 54 units could produce approximately 100 more to the neighborhood population which is significant in such a small cramped area.

My wife and I are in the target group to live in a Senior Apartment but would not like living on this cramped corner.

Sincerely,  
David and Judy Uebel  
6159 Whirlwind Dr  
260-4636

## Sexton, Daniel

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**From:** Linda Rutzen <lruthw53@gmail.com>  
**Sent:** Thursday, November 21, 2019 3:54 PM  
**To:** Sexton, Daniel  
**Subject:** Fwd:

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Mr. Peter Wysocki  
Mr. Daniel Sexton  
City of Colorado Springs Land Use Review Division

Mr. Wysocki and Mr. Sexton:

This letter is to address the proposed construction of Atrium Senior Apartments at [4921 Templeton Gap Road, Colorado Springs, 80923](#).

I live in the Saddleback Townhomes. My kitchen window looks out onto the gas station and the intersection of Austin Bluffs Parkway and Templeton Gap Road. Here are my concerns.

1. **Traffic** is the biggest concern. The number of serious accidents at that intersection increases every year. Traffic flows very fast through that corridor, and congestion is high. Adding 54 homes to that bottleneck is of tremendous concern to those of us who must navigate rush-hour traffic every morning and evening.
2. **Parking** - Low income senior housing does not mean the residents will be retired, housebound or immobile. The residents will need transportation. Parking for either their own vehicles or those of their families would be limited, and a bus stop near that intersection is out of the question. Additionally, parking for apartment staff, services, deliveries, emergencies, etc. will most assuredly overflow into adjacent parking lots and side roads.
3. **Survey** - The residents of my neighborhood were not contacted by survey about this proposal when it was first conceived, despite claims to the contrary.
4. **Low income** apartments in a neighborhood where residents have deep investment in their own property, and where a vigilant HOA provides rigorous oversight of the safety and upkeep of the area, is a terrible idea and will affect home values.

Please decline any consideration of this proposal.

Respectfully,

Linda Rutzen

[5735 Tradewind Point](#)

[Colorado Springs, CO 80923](#)

## Sexton, Daniel

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**From:** Ashley Stogner <stogfam2@gmail.com>  
**Sent:** Wednesday, November 20, 2019 8:40 PM  
**To:** Sexton, Daniel  
**Subject:** Proposed development Atrium Senior Apartments

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

To whom it may concern-

I am writing in reference to a proposed senior apartment complex, Atrium Senior Apartments, that is proposed to be built on the corner of Austin Bluffs and Templeton Gap. The file numbers for this proposed project are as follows:

CPC CU 19-00148  
CPC NV 19-00149  
CPC NV 19-00150  
CPC NV 19-00151  
CPC NV 19-00152

I am writing to express my concerns and thoughts regarding this project and the negative impact that this project would create for the surrounding neighborhood.

My concerns are as follows:

1. Traffic and accidents: The Austin Bluffs corridor between Stetson Hills and Rangewood is already a major accident area with accidents occurring multiple times a month. By adding the apartments on this corner, not only are you increasing traffic and congestion in this area, but you are creating a traffic and accident nightmare for individuals that are merging onto Austin bluffs from Stetson Hills. With this proposed complex and by creating a complex parking lot on the corner, you would be forcing merging traffic from Stetson Hills to come to a complete stop just to allow residents of this complex to turn right. This would result in numerous accidents for both the residents of the complex and for Colorado Springs drivers in general.

2. In addition to the traffic and accident concerns listed above, by building a 54 unit complex, this building would be rather large and the vertical and horizontal elevations of the building would have a tremendous impact on such a small area of land.

-The vertical uprise of the building would be an obstruction to the existing businesses located in that area, thus impacting the local businesses, their profits, and existing customer clientele.

-The vertical uprise would also impact the residential home views for current residents in the surrounding neighborhoods, thus decreasing home values in the area.

- The vertical uprise would also be a visual hazard to drivers on Austin bluffs, thus causing more traffic accidents in the area.

3. Another concern would be parking. With the proposed development, there would need to be parking for the 54 residents, visitors, facilities, etc. The proposed square footage of the area to be built on is not conducive to an apartment complex and a parking lot. Residents and visitors of the apartment complex would be forced to park on Templeton Gap, thus blocking through traffic on this road and creating more hazards and possibly more accidents.



4. The crime in this area has already increased over the past few years. By adding a minimum of 54 residents in one specific area, this would increase the opportunities for more crimes to occur in the area. There would be increased burglaries due to car break ins, residential burglaries, etc.

I have two children and the reason that we purchased our home in this neighborhood is because it was a safe and quiet neighborhood that we could raise our children in. We love our neighborhood and do not want the potential increase of crime to the area.

5. The proposed complex would also cause a tremendous negative impact on the local police officers, fire departments, and medical personnel. With the increased traffic and congestion due to this complex, our first responders are now being directed to this specific area to handle traffic accidents and crimes, which then puts a strain on these resources and decreases the support for the other parts of Colorado Springs.

As mentioned above, I have multiple concerns as to why this apartment complex should not be built. I hope that the developer, city planners, and supporters will look at these concerns and see what the negative impacts would be to the surrounding neighborhoods, businesses, and traffic.

I am a resident and homeowner in the Antelope Meadows subdivision and if this proposed complex is approved, then it would affect my personal residence and my children's school, my financial future for me and my family, and have an overall negative impact on the surrounding community.

Thank you for taking the time to listen to my concerns and allowing me to voice my opinion. If you need to contact me for any reason, please email me at [stogfam2@gmail.com](mailto:stogfam2@gmail.com) or reach me by phone at 719-440-7323.

Sincerely,

Suzanne Ashley Stogner

Homeowner and Resident in Antelope Meadows Subdivision , Colorado Springs, CO.

## Sexton, Daniel

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**From:** DIANE <dgcarreiro@msn.com>  
**Sent:** Wednesday, November 20, 2019 5:29 PM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments

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That location is not large enough for the number of apartments plus needed parking spaces. Traffic is already congested when trying to get onto Austin Bluffs from Templeton Gap. You are proposing a traffic nightmare for us residents. Have you considered a vote from local residents or is this government imposing their power over what we want for our area?

Diane Carreiro  
5783 Tradewind Pt.

21 November 2019

To: Dan Sexton

From: Calvin Groenewoud

Re: Atrium Senior Apartments Development

Dan:

I am Calvin Groenewoud, and I reside at 4850 Rushford Place, a couple hundred yards away from the proposed Atrium development. I drive past that lot several times a day, and I know my neighbors are concerned about the proposed development. I share some of their concerns and have a few observations of my own to share. Please accept my comments on the proposed development and requested variances for consideration. I plan to attend the Neighborhood Meeting this evening.

Areas of Concern:

1) Property value impact

Mitigating impact to surrounding property values requires that the build quality of affordable housing in comparison to surrounding housing be comparable or superior to minimize impact to property values nearby. Also, when affordable housing is “clustered” there is a greater potential for decreased property values nearby.

How are we assured that build quality of the Atrium will be suitable?

How are we assured that there will not be additional low-income units clustered nearby in the future?

Clearly there is not room on this small 1-acre parcel for additional development, but there is open land just a block away on Templeton Gap. How do we know more such developments will not be attempted if we decide to accept this one development? We would rather not get on this slippery slope. Even if this Atrium development does not significantly impact surrounding property values, additional low-income developments nearby would certainly have a negative impact.

2) Traffic and Safety Impact

The LDRS website mentioned a traffic impact study. Was that provided on the site?

How many parking spaces are planned for the development, and where are they located?

**FIGURE 4**

Regardless of what the traffic study says, here is the real deal from a nearby resident who drives past the proposed development multiple times a day.

This is a neighborhood of working families. There is already very limited and frequently congested access from this neighborhood out to Austin Bluffs, mainly at the intersection of Templeton Gap and Austin Bluffs. The Templeton Gap approach to Austin Bluffs already backs up considerably during the morning rush period. Access in and out of the proposed development is very close to this critical intersection and will greatly exacerbate the congestion.

What Age Threshold is being used for the Atrium facility? An age threshold of 55 to 62 is typically used for Senior Housing. Any claim that the residents of the Atrium would not be commuting to work, and therefore would not impact traffic congestion at the Templeton Gap and Austin Bluffs intersection, is absurd! It is a fact that seniors are working until a later age these days, and that is especially true for lower income persons who would not have built up substantial retirement accounts. The egress from the Atrium will dump right out into the line of cars waiting to turn onto Austin Bluffs, and Atrium residents will have to cross the eastbound lane of T-Gap to get to the westbound lane and head towards Austin Bluffs. This is going to be a traffic mess!

Furthermore, the decreased setbacks along Austin Bluffs will reduce visibility of oncoming traffic on Austin Bluffs for motorists attempting to make a right turn (Northbound) onto Austin Bluffs. Especially in the evenings, Austin Bluffs is like the Indy 500 with people headed home from work, particularly in the Northbound direction, which leads to an ever-increasing number of houses to the North and East along Dublin. The proposed reduction in setbacks will result in increased danger to folks trying to get out of the neighborhood North to the Safeway to pick up food for dinner, or other stores such as Walgreen's, two liquor stores, Papa Murphy's and Subway, to name just a few.

3) Scope of the development is inappropriate for a 1-acre lot

The proposal to put 54 units on a 1-acre lot, including adequate parking represents a very high unit density that is way out of line with the surrounding neighborhood. Typically, a development with this kind of unit density would require underground or multi-level parking facilities. It is not clear to me how much parking is planned or exactly where it will be located. ***This lot could accommodate some sort of acceptable development, but the unit count would have to be reduced and the requested setback variances denied!***

### **In Summary**

The proposed Atrium development is too large for the 1-acre lot upon which it is proposed to be built. The residents of the surrounding neighborhood already have traffic issues getting in and out of the community, and the most problematic intersection is at Templeton Gap and Austin Bluffs, exactly where this development is to be located. Reduced visibility of traffic on Austin Bluffs from Templeton Gap will lead to increased safety risk for motorists, especially during the morning and evening rush periods. My recommendation is to not proceed with this development as currently proposed. A much smaller scale development with a greatly reduced unit count, and not in need of setback variances might be acceptable, but not this Atrium development as currently proposed.

Do not proceed with this project as currently scoped and planned!

Sincerely,

Calvin Groenewoud

## Sexton, Daniel

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**From:** Gerda Rogge <gerdahoa@outlook.com>  
**Sent:** Thursday, November 21, 2019 9:09 AM  
**To:** Sexton, Daniel  
**Cc:** Lori Stewart  
**Subject:** Development proposal of the Atrium Senior Apartments

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Dear Mr. Sexton

I am emailing you in regards to the proposal of the Atrium Senior Apartments.

I am a home owner in the Saddleback Townhomes right behing the gas station, and I oppose the building of these senior apartments. The space is not big enough to build a apartment complex on. The corner of Templeton Gap Road and Austin Bluffs is a corner that has major accidents there all the time. It is dangerous to add more traffic to this intersection; all of the extra traffic will add to the number of accidents that will be occuring at the corner. There is no space to build on the corner. I am assuming the building will be tall considering the number of apartments that are planned to be built, and this will create a major eye sore along with again making it hard for cars turning to see around the building. I think this is a terrible decision and will fight this all the way.

Sincerely,

Gerda Rogge

719-238-7211

## Sexton, Daniel

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**From:** Dorothy Cain <dorothycain@yahoo.com>  
**Sent:** Saturday, November 16, 2019 10:02 AM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments

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Dear Sir, I have been an owner resident of Saddleback Townhomes for over 13 years. My unit is not far from Austin Bluffs. Over the years I have seen traffic on Austin Bluffs & T-Gap increase tremendously. The intersection of Austin Bluffs & T-gap is busy daily. To consider having seniors try to get on Austin Bluffs or T-Gap is dangerous at any time of the day. Also having 54 X 2 people with their autos, family visits, apartment staff, maintenance staff, food service deliveries, & utilities will certainly over extend the space for parking, traffic & well being of this lot & surrounding neighborhoods. I suggest you revise your plans & consider another location for your senior apartments. Sincerely,  
Dorothy A. Cain 5747 Tradewind Point, Colorado Springs, co 80923

Dorothy Cain (H) 719 598-6425

## Sexton, Daniel

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**From:** DONALD BOWIE <bowie2@comcast.net>  
**Sent:** Wednesday, November 20, 2019 12:00 PM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments - 54 unit complex

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Reference: CPC CU 19-00148, CPC NV 19-00149, CPC NV 19-00150,  
CPC NV 19-00151, CPC nv 19-00152.

Regarding this project:

-- I have concerns with traffic exiting Templeton Gap Road and turning left onto Austin Bluffs, as there have been rollover accidents , in recent years, even though there is a traffic light at this intersection.....this building will definitely block the vision of cars wanting to turn right at Templeton Gap and go North on Austin Bluffs, from traffic coming up the hill on Austin Bluffs.

-- A ( 3 ) story building close to Austin Bluffs will greatly increase & reflect considerable traffic noise south to Sierra Ridge sub-division. The noise is already considerable, all day long and especially at night, and in the summer with open windows.

--Many cars traveling West on Stetson Hills Blvd., and wanting to go South on Austin Bluffs, and not wanting to wait for the light at Stetson and Austin, end up turning right onto Austin Bluffs and then "U" turning at Templeton Gap, to go South on Austin Bluffs. Also vehicle traffic on Austin Bluffs is very high all day long.

--Parking will definitely be an issue for visitors, as the parking allowance in the drawings is limited and side street parking will create issues.

--There is other vacant and more suitable open land North on Austin Bluffs om the west side of the street....why "CRAM" 54 units onto 1-1/4 acres and pack the density of the intersection(s) and neighborhood?

I plan to attend Thursday's meeting.

Yours truly,

Donald A. (AI) Bowie  
5845 Drifter St.  
Colorado Springs,  
80918



## Sexton, Daniel

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**From:** Neil J Marks <Neil.Marks@colorado.edu>  
**Sent:** Tuesday, November 19, 2019 8:48 AM  
**To:** Sexton, Daniel; Kendra Marks  
**Subject:** Comments: Project File # CPC CU 19-00148

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Dan Sexton,

Please accept this is as our comment for the neighborhood meeting 11/21/19 regarding the proposed Atrium Senior Apartments.

We believe that there is a need for affordable housing in Colorado Springs, especially for those on fixed incomes living in this increasingly unaffordable rental market. We are not against the project as a low income housing project in the neighborhood.

We are against the non-use variance requests. As far as we can ascertain, this is a project to be funded by City of Colorado Springs private activity bonds and Federal low income housing tax credits as well as being built on land owned and provided by the City of Colorado Springs. Since this is heavily funded by the local government and our tax dollars, it should be built according the regional building norms.

Furthermore, Austin Bluffs is a heavily used street and with the growth of the city, there should not be infringement into the non-use space near it should there ever be a need for expansion.

Finally, a three story building would be the largest building in the area. It should be built away from the street. There is a reason for those limitations and they should be enforced with an eye toward future flexibility of infrastructure and traffic.

Thank you for the opportunity to include our comments in the public record.

Sincerely,  
Neil and Kendra Marks  
6075 Whirlwind Dr.  
Colorado Springs, CO 80923

## Sexton, Daniel

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**From:** Sandy & Kent Hill <skhill2@comcast.net>  
**Sent:** Saturday, November 23, 2019 9:54 AM  
**To:** Sexton, Daniel  
**Subject:** Proposed Atrium Senior Apartments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Dan,

I am sending you this e-mail because I will not be able to attend the neighborhood meeting regarding the development proposal for the Atrium Senior Apartments they are planning on building at 4921 Templeton Gap Rd. in Colorado Springs. After careful review of the proposed plans and the request for the various variances they are proposing, I am completely opposed to the plans. For one thing, the layout of the proposed building will be backing up to both Templeton Gap and Austin Bluffs. That intersection is a very busy intersection and it needs visibility for drivers to see the traffic pattern since vehicles on Austin Bluffs are generally traveling at high speeds through there and quite often run a red light. The proposed building will block the driver's view thus creating a driving hazard. Another point is the proposed height of the building. Since the developers are planning a 54 unit complex, then the building will need to be four to five stories high to accommodate the units and any administrative offices and kitchen, dining area and any common areas. This would not match the surrounding buildings in the area, which are generally less than 20 feet high. The third point why I am opposed to the plans is regarding the variances being requested. If they have only a 10 ft. variance between the building and the curb on Austin Bluffs and Templeton Gap, and there is a need for a sidewalk in that space, then the building will be located right next to the sidewalk. This leaves no space for any landscaping or other aesthetic ancillary improvements. I have seen several different complexes in other cities that have this type of variance allowed and the apartment complexes are not appealing to the general public. They almost have the appearance of a low income housing. Another point that I don't agree with about the proposed plans is the location of the parking lot on the secondary street behind the building. Living in the neighborhood, I have seen several vehicles that don't obey the current traffic pattern on Templeton Gap Rd. Having the additional traffic the proposed complex would add to the flow of traffic would increase the possibility of traffic accidents at that location. Also after reviewing the plans, it shows only 45 parking spaces, so if each resident owns a car, then there isn't enough parking spaces and they will need to park on the surrounding streets, thus causing additional congestion in the area. Also there won't have any parking for employees and visitors. I have talked with several of my neighbors and they all agree that it would be a mistake to allow this development to move forward.

Kent Hill  
6080 Whirlwind Dr.  
Colorado Springs, CO 80923

(no subject)

2 messages

Nelva Cunningham <cunnelva331@gmail.com>  
To: dansexton@coloradosprings.gov  
Bcc: Lori Stewart <saddlebackhoa.lstewart@comcast.net>

Mon, Dec 2, 2019 at 8:35 PM

Mr. Sexton: I live at 5904 Tradewind Point, C.S. 80923 and just noticed a sign posted on the empty lot at an address listed as 4291 Templeton Gap Blvd., where we have been told a three-story bldg. is to be constructed. I would earnestly request that this not happen as we already have vehicles coming out of the gas station next to the empty lot, without slowing down or checking to see if it is safe to exit and causing near-accidents. Add to this, the traffic flow from a 3-story residential bldg. and there will undoubtedly be many traffic accidents. Also, this lot is located at an extremely busy intersection and is likely to cause more traffic problems. A 3-story building which is proposed will not blend in with the current neighborhoods in this area. I understand that the developer of the lot specified that the lot be used specifically for a "public benefit." Why not use it for a small park which would be beneficial to the many senior citizens who already live in the area or children or grandchildren who are visiting people in the neighborhood?? Many of us are concerned that this 3-story eyesore will lower the value of our properties. I would appreciate your considering this request.

Nelva Cunningham  
5904 Tradewind Point, C.S. 80923

Mail Delivery Subsystem <mailer-daemon@googlemail.com>  
To: cunnelva331@gmail.com

Mon, Dec 2, 2019 at 8:35 PM



**Message blocked**

Your message to **dansexton@coloradosprings.gov** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied [BL0GCC02FT007.eop-gcc02.prod.protection.outlook.com]

## Sexton, Daniel

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**From:** Lisa Sheldon <lisasheldon@earthlink.net>  
**Sent:** Monday, November 18, 2019 4:32 PM  
**To:** Sexton, Daniel  
**Subject:** Atrium Senior Apartments

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Mr. Sexton,

I live near the lot where these apartments will be built. I believe this location is too small for this project and the building's residents, nearby businesses, and neighbors will suffer the consequences of massive parking and traffic problems. I hope a more suitable location can be found for this building and the lot sold to a business with a smaller footprint.

Lisa Sheldon

## Sexton, Daniel

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**From:** Moorhead4810 <moorhead4810@aol.com>  
**Sent:** Monday, November 18, 2019 4:01 PM  
**To:** Sexton, Daniel  
**Subject:** Neighborhood Meeting 11/21/19

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Concerned about height of planned building of 3 floors. Appears too large for lot. Too much congestion for Austin Bluffs & Templeton Gap intersection.

Who is the company planning to build Atrium Senior Apartments. Hard to read information off of File #CPC CU 19-00148 drawings.

## Sexton, Daniel

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**From:** Stacia Schulthies <staciaschulthies@gmail.com>  
**Sent:** Saturday, November 30, 2019 6:08 PM  
**To:** Sexton, Daniel  
**Subject:** Senior housing

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good evening. I just saw the posting and I am hoping to have my voice heard. That tiny plot of land on the corner just isn't large enough to accommodate the size of building being proposed. And allowing them to build only 10 feet from the curb instead of 22 is not acceptable. This is already a high traffic area that often has accidents and in the Morning commute you're already waiting at the light for several cycles before you can make it through on a left turn. This development can only add to the congestion. Where are all these cars going to enter and exit? Also is this area zoned for a high rise?

Please reconsider this development for the sake of the tax paying residents who already live in the area.

Thank you

Stacia Schulthies